

This detailed site plan illustrates the layout of a commercial development. The plan includes the following features:

- Property Boundaries:** BROWN ROAD 60' R/W (COUNTY) to the north and GEORGIA HIGHWAY #56 120' ROW to the east.
- Setbacks:** 5' SIDEWALK, 5' SIDE SETBACK (TYP), 20' REAR SETBACK, and 5' SIDE SETBACK (TYP).
- Buildings:**
 - AWNING/PUMPS (40' x 40')
 - PROPOSED CONVENIENCE STORE (60' x 40')
 - PROPOSED QUICK SERVE RESTAURANT (60' x 38')
- Parking:** 7 SPACES, 12 SPACES, 10 SPACES, and 5 SPACES.
- Other Features:** STORMWATER BASIN, DUMPSTERS, DRIVE THRU, PATIO AREA, and DO NOT ENTER.
- Utilities:** 12" WATERLINE, UNDERGROUND POWER, SANITARY SEWER, 18" ROP, 18" CMF, 12" UNDERGROUND GAS LINE, 20' SEWER EASEMENT for COMMERCIAL TRACT, and 15' WATER EASEMENT.
- Flood Zone:** ZONE AE 100 YR FLOOD LIMIT ELEV. 124.0.
- Future Development:** FUTURE TOWNHOMES.

